

I-75 @ Exit 187 — ±5.15 AC Land Assemblage \$3,399,000

Forsyth, GA 31029 · Monroe County · Three contiguous parcels under single ownership

±5.15 AC
TOTAL LAND

224,333 SF
COMBINED AREA

3
CONTIGUOUS PARCELS

Land Only
CLEARED / SHOVEL-READY

PARCEL DETAIL

PARCEL	LOCATION	ACRES	LOT SF	IMPROVEMENTS	PLAT BK/PG	2025 TAXES
F34 077 ANCHOR	100 Tradewinds Dr	2.54	110,642	None (cleared)	4 / 147	\$3,062.93
F34 078 PAD-READY	I-75 / Tradewinds Dr frontage	0.92	40,075	±29,000 SF asphalt pad	4 / 283	\$1,699.09
F34 081B INTERCHANGE VISIBILITY	I-75 / Russell Pkwy frontage	1.69	73,616	None	21 / 6	\$611.38
TOTAL	Contiguous assemblage	5.15	224,333	—	—	\$5,373.40

Acreage, lot SF, and taxes per Monroe County Assessor / CRS. Exact dimensions per recorded plats (Bk/Pg above). Boundaries shown for reference; do not reflect a survey.

OWNERSHIP

Single / common owner

ZONING

Commercial (buyer to verify)

FEMA FLOOD ZONE

X (minimal hazard)

ACCESS

I-75 Exit 187 (Russell Pkwy)

COUNTY · CITY

Monroe · Forsyth, GA 31029

UTILITIES

Public water, sewer, gas, electric

TOPOGRAPHY

Level to rolling · cleared

I-75 TRAFFIC

80,000+ VPD (GDOT)



Subject assemblage outlined — three contiguous parcels fronting I-75 at the Russell Parkway interchange (Exit 187).

Information deemed reliable but not guaranteed. Offered land only; prior structures removed. Figures from the Monroe County Assessor / CRS and are approximate. Buyer to independently verify acreage, dimensions, zoning, utilities, and development potential with the City of Forsyth / Monroe County.

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